

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada – Change of land use from Residential use to Commercial use of the site falling in D.No.212(P), 211/2(P) of Mangalagiri Municipality Mangalagiri Mandal, Guntur District to an extent of 1011.62 Sq.Mtrs – Draft Variation – Notification – Confirmation – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No.** 565

**Dated: 28.12.2010**

Read the following :

1. From the Vice Chairman, VGTM UDA, Divisional Office, Mangalagiri Rc.No.C3-111/2010, Dt.27.08.2010.
2. Government Memo No.17217/I2/2010, MA&UD Dept., Dated.25.10.2010.

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**O R D E R:**

The draft variation to the Zonal Development Plan of Mangalagiri Zone issued in Government Memo 2<sup>nd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.603, Part-I, Dated.28.10.2010. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.75,900/- (Rupees Seventy Five Thousand and Nine Hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, Dated. **30.12.2010**.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Vice Chairman, Vijayawada, Guntur, Tenali & Mangalagiri Urban Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice Chairman, VGTM Urban Development Authority, Vijayawada.  
The Special Officer & Competent Authority, Urban Land Ceiling, Guntur.  
The District Collector, Guntur District.  
Sf/Sc.

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Mangalagiri Zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.603, Part-I, Dated.28.10.2010 as required by sub-section (3) of the said section.

**VARIATION**

The site under reference is falling in D.No.212(P), 211/2(P) of Mangalagiri Municipality to extent of 1011.62 Sq.Mtrs, Mangalagiri Mandal, Guntur District. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Zonal Development Plan of Mangalagiri approved vide G.O.Ms.No.687, M.A., Dated.30.12.2006 is designated for Commercial Use as shown in Modification to Mangalagiri Zonal Development Plan vide M.Z.D.P.No.02 / 2010 / Mangalagiri which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Mangalagiri, subject to the following conditions:

1. that the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building in conformity with rules before approaching the VGTU UDA for regular permission.
7. any other conditions as may be imposed by Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
8. That the applicant should maintain of 30 Mtrs buffer on three sides of the site except road side.
9. The applicant should obtain NOC from Explosive Department before issued development permission.

**SCHEDULE**

NORTH : Site Falling in D.No.212(P) of Mangalagiri Municipality.

SOUTH : Existing 37.80 Mtrs wide road falling in D.No.211/1

EAST : Site falling in D.No.212(P) & 211/2(P)

WEST : Site falling in D.No.212(P) & 211/2 of Mangalagiri Municipality.

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

**SECTION OFFICER**